

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin 
Associate Director

DATE: April 14, 2023

SUBJECT: BZA Case No. 19943-B – 1700 Pennsylvania Avenue NW

APPLICATION

Mills Building Associates, LLC and the White House Historical Association (jointly the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), request a Minor Modification of the plans approved in BZA Application No. 19943, and as later modified in Order No. 19943-A, to expand the approved uses to include museum, visitors center, and meeting uses. The Applicant is proposing to convert the previously approved retail and a portion of office space into a museum, visitor center, and gift shop space for the White House Historical Association. The site is split between the D-5 and D-6 Zones at 1700 Pennsylvania Avenue NW (Square 168, Lot 50) and is served by a curb cut to Pennsylvania Avenue.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network as compared to the previously approved office and retail uses. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

STREETScape AND PUBLIC REALM

This application proposes no changes to public space as compared to the previously approved plans.

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District-owned right-of-way, the Applicant is required to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

AC:nh